

PROPERTY PURCHASE AT MIAMI-DADE AUCTION-SALE AND COST/BENEFITS ANALYSIS

PROPERTY DESCRIPTION

OWNER'S NAME	MARIA GONZALEZ	
PROPERTY ADDRESS	8200 NW 10 ST 9 MIAMI 33126	
FOLIO #	30-3053-106-1210	
FORECLOSURE CASE #	2015-008146-CA-01	
SALE DATE	8/29/2016	
LIVING AREA	1,780	
LAYOUT	3/2.5	
MAP	https://goo.gl/maps/LaSX2cd3bc92	
COMMUNITY/COMPLEX	LES JARDINS	

AUCTION PURCHASE PRICE	\$173,300.00	PLAINTIFF MAX BID	\$173,263.00
FINAL JUDGMENT	\$248,030.12	MARKET VALUE	\$245,000.00
RENT AMOUNT	\$1,900.00	MONTHLY HOA	\$300.00

PROPERTY'S ENCUMBRANCES/COSTS

COURT FEES	\$519.90	DUE HOA/CONDO*	\$4,500.00
DUE COUNTY TAXES	\$0.00	OTHER LIENS	\$0.00
SELLING CLOSING COSTS 1.3%	\$3,675.00	AUCTION SERVICE FEE 4%	\$6,932.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$14,700.00
REPAIRS \$12.5X SQ FT	\$2,500.00	TOTAL COSTS	\$32,826.90

INVESTMENT PROCEEDS

TOTAL INVESTMENT	\$206,126.90	PROFIT	\$38,873.10
PORCENTUAL PROFIT	18.86%		

COMMENTS

3/BED, 2.5 BATH. TOWNHOUSE IN THE HEART OF FONTAINEBLEAUDORAL, PATIO, GATED ENTRANCE, SECURITY GUARD, COMMUNITY POOL !!! IN VERY GOOD CONDITION.

FACTS:Condo, Built in 1997, HOA Fee: \$305/mo, Cooling: Central, Heating: Forced air, Laundry: In Unit

ADDITIONAL FEATURES:Property Type: Townhouse, Heating Description: Electric Heat, Housing-Older Persons Act: No HOPA

Status: Active-Available, Year Built Description: Resale, Maintenance Includes: Building Exterior, Maintenance Includes: Common Area, Maintenance Includes: Insurance, Construction Type: Cbs Construction, Equipment: Disposal

Type of Governing Bodies: Condominium, Tax Information: Tax Reflects No Homestead Tax, First Floor Entry

Parking Description: 1 Or More Spaces, Style: Townhouse Condo, Fence, Floor Description: Ceramic Floor

Unit Design: Other, Special Information: As Is, Assoc Fee Paid Per: Monthly, Approval Information: 3-4 Weeks Approval

Security Information: Security Patrol, Security Information: Walled, Bedroom Description: None, Unit View: None

Type of Association: Homeowners, Restrictions: Exterior Alterations *Estimated Past Due HOA debt.